



# FENNOR LODGE

SLANE, COUNTY MEATH.





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FENNOR LODGE is an exclusive development built by Lorrac Developments of just 36 A rated family homes nestling in the centre of the picturesque village of Slane in the heart of the historic Boyne Valley. This exceptional development is within walking distance of the village. The location offers all the benefits of local village life including a selection of Cafés, Pubs and Restaurants.

EIRCODE: C15X016





## LOCATION & AMENITIES

FENNOR LODGE offers a quiet country lifestyle in a village setting yet within easy commuting distance of Dublin city via both the N2 and M1. Slane village is serviced by an excellent daily bus service operated by Bus Eireann and Collins Bus.

It has a wealth of historic sites including Hill of Slane, Newgrange (UNESCO World Heritage Site,) Slane Castle.

Sporting clubs and amenities are plentiful in Slane. Sporting interests are well catered for with GAA, soccer, rowing, tennis, fishing and golf club and well established walking routes in and around Slane.







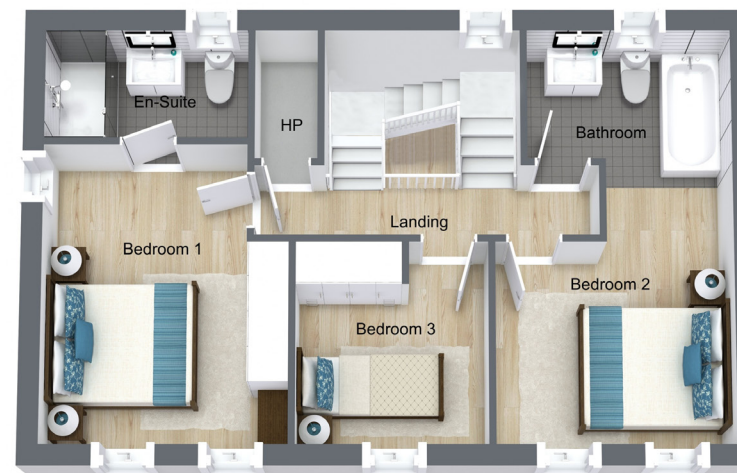
**FENNOR  
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## HOUSE TYPE A

3 Bedrooms: 1,260 sq.ft.



FIRST FLOOR



GROUND FLOOR

CGIs are for illustrative purposes only.





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## HOUSE TYPE B

3 Bedrooms: 1,345 sq.ft.



GROUND FLOOR



FIRST FLOOR





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## HOUSE TYPE D

4 Bedrooms: 1,500 sq.ft.



GROUND FLOOR



FIRST FLOOR





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## HOUSE TYPE A

3 Bedrooms  
1,260 sq.ft.



## HOUSE TYPE B

3 Bedrooms  
1,345 sq.ft.



## HOUSE TYPE D

4 Bedrooms  
1,500 sq.ft.

# SITE MAP



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## EXTERNAL FEATURES

- Highly efficient A2 energy rating (BER)
- 10-year Global home guarantee
- Highly efficient Samsung air to water heat pump serving central heating system with thermostatic zoned heating control for each floor
- Airtight membranes incorporated to significantly reduce heat loss from the fabric of the building
- Twin leaf concrete block construction
- Eco Bead Platinum cavity wall insulation
- High performance double glazed low energy AluP windows
- Ultratech Hardwood External front door with side glazed panels
- Fernhill Stone slate finish (Tuscany Range) part finish to front façade
- Zinc canopies over front doors
- Future wired for Electric vehicle home charging unit
- Lawns seeded / side gate access
- Front garden with hedge division, Tobermore Hydropave parking to drive-ins facilitating 2 off street parking spaces

## INTERNAL FEATURES

- 9-foot ceilings on ground floor
- Converted attic truss suitable for office and storage use
- Walls painted throughout in pleasing neutral tones and white painted ceilings
- Contemporary skirting and doors including high quality chrome finish handles
- Painted timber staircase and stained hardwood handrail
- Mechanical ventilation system to kitchen bathrooms and en-suites
- Pressurised hot and cold-water supplies to kitchen, utility, bathrooms, and en-suites
- Thermostatic zoned heating control for each floor
- Generous lighting and power points throughout house
- Twin switched sockets with USB charging points in master bedroom & living and kitchen
- Contemporary high specification fitted kitchen and utility room
- Kitchen appliances: electric, oven, hob, extractor hood & microwave; fridge / freezer; dishwasher.
- Utility appliances: washing machine tumble dryer
- Fitted wardrobes in all bedrooms including slide robes in Master bedroom
- Spacious bathrooms and en-suites throughout finished with high quality sanitary ware from Solas including low profile shower trays with thermostatic shower
- Stylish floor and wall tiling in bathrooms and en-suites
- Dual flush WC cisterns for water conservation
- Smoke and carbon monoxide detectors throughout
- Prewired for intruder alarm







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FENNOR LODGE is located in Slane, County Meath. Access is via Ledwidge Hall Road off the Main Street on the Drogheda Road.

EIRCODE: C15X016

## LOCATION







## SELLING AGENT



**041 987 5444**

DEVELOPER

**LORRAC**  
DEVELOPMENTS LTD.

[www.lorrac.ie](http://www.lorrac.ie)

CONSULTING ENGINEERS

**Brady Hughes**  
CONSULTING

SOLICITOR

  
**TALLANS**  
SOLICITORS  
est.1899

Note: The particulars herein do not constitute, nor constitute part of, any offered contract. Any maps or drawings contained herein are not drawn to scale and are for identification purposes only. Purchasers must satisfy themselves as to the accuracy and correctness of information given to them relating to this development including details of the expected postal address. The developers or their agents shall not be liable for any loss incurred by any person relying on such information. No person in the employment of the developer or its selling agent has the authority to make or give any representations or warranties whatsoever in relation to this development. It is a matter for any prospective purchaser to ensure that any matter of importance is incorporated in any formal contract to purchase.



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